

ORDINANCE NO. 041202-Z-27

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 186 POND SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0157, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.951 acre tract of land, more or less, out of the Henry Rhodes Survey, Abstract No. 522, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 186 Pond Springs Road, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 13, 2004.

PASSED AND APPROVED

December 2, 2004 §
 §
 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

BEING A 0.951 ACRE TRACT OF LAND OUT OF THE HENRY RHODES SURVEY, ABSTRACT NO.522 IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO MARK AND LILA DERRICK DESCRIBED AS 0.95 ACRES BY DEED RECORDED IN VOLUME 637, PAGE 507 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.951 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a P.K.NAIL set in concrete approach on the north line of County Road 186A for the Southeast corner of the herein described tract:

THENCE S 69° 52' 15" W along the North line of said County Road 186A for a distance of 278.27 feet (call S 69°51' 00" W, 277.96') to a steel cotton spindle found for the Southwest corner of the herein described tract, same being the Southeast corner of that certain Sarah Strickland 0.333 acre tract as conveyed by Document No. 9824355 of the Official Records of Williamson County, Texas;

THENCE N 17° 25' 36" W along the common line between said 0.333 acre tract and the herein described tract for a distance of 101.90 feet (call N 17° 35' 00" W, 101.74') to a ½" iron rod found for an angle point hereof, same being the northeast corner of said 0.333 acre tract and being the most easterly south corner of that certain Routh-Napp Investment Group, Inc. 2.644 acre tract recorded in Volume 2703, Page 385 of the Official Records of Williamson County, Texas;

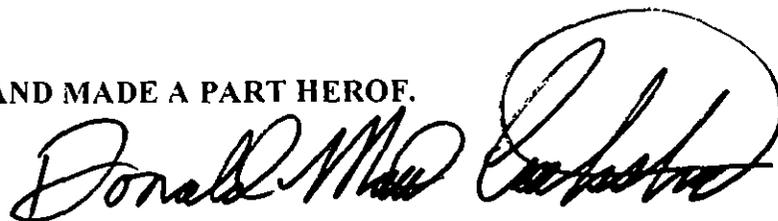
THENCE N 18°45'06" W along the common line between said 2.644 acre tract and the herein described tract for a distance of 74.17 feet to a ½" iron rod found for the Northwest corner of the herein described tract, same being the southwest corner of Lot 1, Gerritt Hills Tracts, a subdivision recorded in Cabinet D, Slide 252 of the Plat Records of Williamson County, Texas;

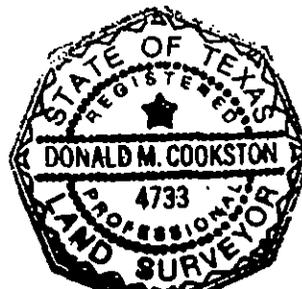
THENCE N 73°28'00" E (**BEARING BASIS FOR THE HEREIN DESCRIBED TRACT**) along the common line between said Lot 1 and the herein described tract for a distance of 215.16 feet to a ½" iron rod found for the Northeast corner hereof, same being the northwest corner of that certain Hammon Acquisitions, Inc. 0.869 acre tract recorded in Document No.2000023567, Official Records of Williamson County, Texas;

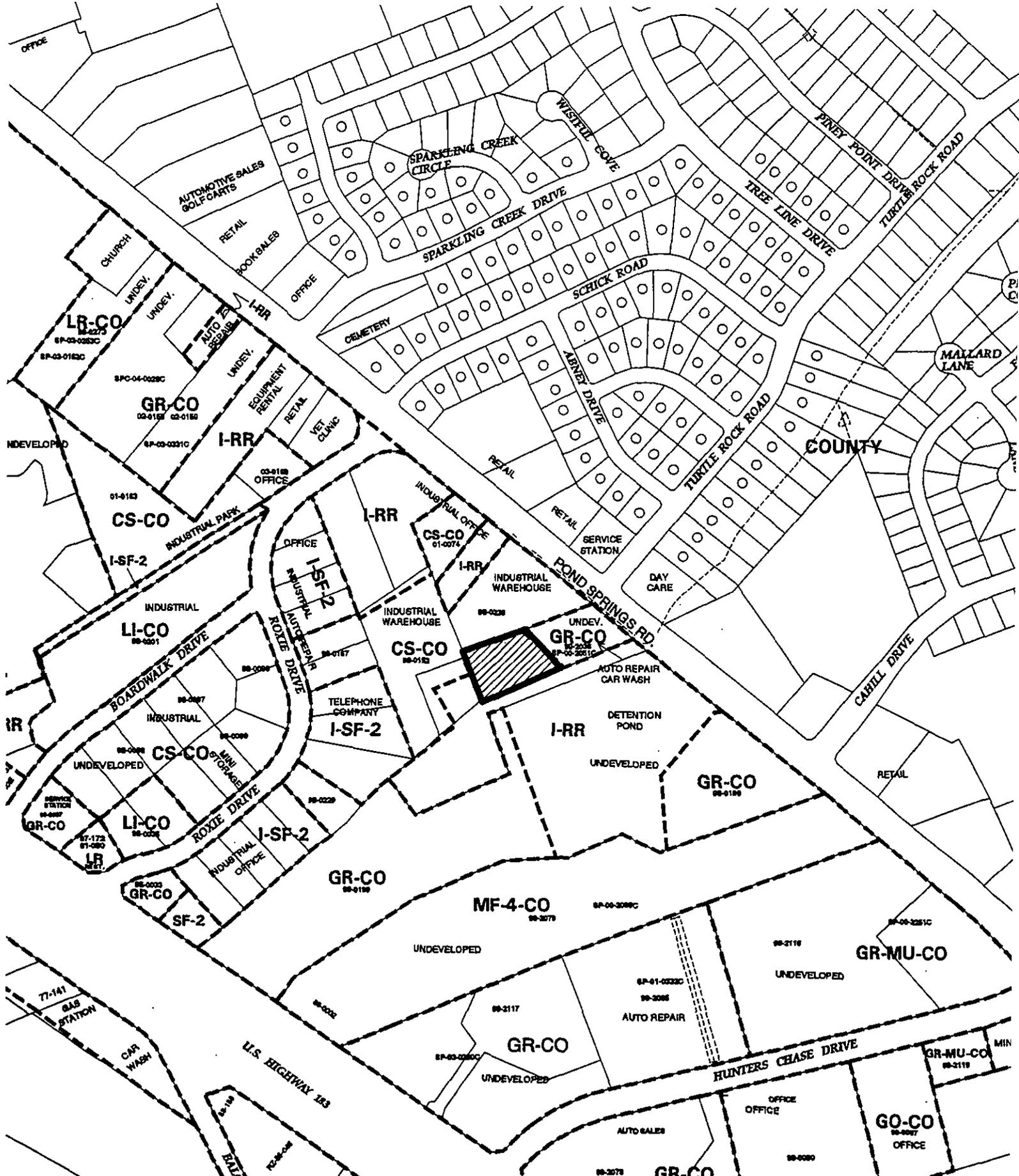
THENCE S 39°27'00" E along the common line between said 0.869 acre tract and the herein described tract for a distance of 172.13 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.951 acre (41447 SQ. FT.) of land.

SEE SURVEY ATTACHED HERETO AND MADE A PART HEROF.

Job. No.04-0207
August 2, 2004


Donald "Matt" Cookston, RPLS No.4733





<p>1" = 400'</p>	<p>SUBJECT TRACT</p>	<h2>ZONING EXHIBIT B</h2>	<p>CITY GRID REFERENCE NUMBER G37</p>
	<p>PENDING CASE</p>		
	<p>ZONING BOUNDARY</p>		
	<p>CASE MGR: S. GAGER</p>		
<p>CASE #: C14-04-0157</p>		<p>DATE: 04-10</p>	
<p>ADDRESS: 186 POND SPRINGS RD</p>		<p>INTLS: SM</p>	
<p>SUBJECT AREA (acres): 0.951</p>			